

# Open Space Committee

## Minutes

December 8, 2025 at 5:30 p.m.

### CALL TO ORDER AND INTRODUCTION OF MEMBERS

Chair Malakhoff calls the meeting to order at 5:30 PM with an introduction of members:

Member	Present	Absent
Lev Malakhoff – Chair	X	
Farley Lewis – Vice Chair	X	
Elizabeth Lewis	X	
Douglas Payson	X	
Elissa Crowley		X
Anne Rowland	X	
Tracy Pratt		X
Cate Gulliver	X	
Dave Gorrill	X	

Also present is Kyle Pedicini, Assistant Director, Planning & Development; Polly Plucinski, Property Manager; Kris Clark, Town Council Liaison; and Genna Ziino, Administrative Assistant.

### NOTICE OF RECORDING

This meeting of the Open Space Committee is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone else is recording this meeting and, if so, to please make their presence known.

### APPROVAL OF MINUTES

- October 20, 2025 – Cate Gulliver moves to approve the minutes. Doug Payson seconds.

**Vote:**

**Aye:** Lev Malakhoff, Doug Payson, Anne Rowland, Cate Gulliver, Dave Gorrill

**Nay:** None

**Abstain:** Farley Lewis, Liz Lewis

- October 27, 2025 – Cate Gulliver moves to approve the minutes. Dave Gorrill seconds.

**Vote:**

**Aye:** Lev Malakhoff, Doug Payson, Anne Rowland, Cate Gulliver, Dave Gorrill, Farley Lewis, Liz Lewis

**Nay:** None

### TOPICS FOR DISCUSSION

New Business

- Open Space & Recreation Plan – Kyle Pedicini says the public meeting on the 19<sup>th</sup> went well. Staff went through all public comment received during the open period, and distilled the edits into two documents. The group discusses the public meeting.

Mr. Pedicini walks through possible edits from the document entitled “OSRP Edits Part II” and asks for feedback:  
1 through 11: No feedback.

12. The group discusses whether they could completely eliminate chemicals and request to say “eliminate” instead of “reduce.” Mr. Pedicini will make the change.

13. Dave Gorrill would like to add walking trails. Mr. Pedicini will make the change.

14. Chair Malakhoff would like to change “passive” to “open to the public.” Mr. Pedicini will amend.

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15. Doug Payson thinks they need to restore the pond too, as part of it. Mr. Pedicini will include something about water quality. Dave Gorrill says it's needed at other ponds too. Mr. Pedicini says this was about the recreation asset as opposed to a natural resource.

16 through 22: No feedback.

23. Doug Payson would like to add a connection between the Hyannis transportation center and the rail trail. Mr. Pedicini will add.

24. The group has an issue with the wording of "waypoints." Chair Malakhoff thinks trail name signage would help. Mr. Pedicini will amend it to, "Add waypoints and/or trail signage..."

25. No feedback.

26. No feedback.

Chair Malakhoff walks through his requested timeline edits for the document entitled "Action Plan Responsible Parties Markup."

1.2: The word "coordinate" should be replaced by "update" or "create." Mr. Pedicini will change it to update.

3.1: Every year

4.2: Every year

6.11: Year 2, 3, or 4

8.7: Middle years

14.9: Sooner timeframe. Mr. Pedicini add it on first 2.

14.11: Periodic every 2 or 3 years. Councilor Clark asks if it's worth asking the Town Manager if it can be included on the back of town census. She will put in a question.

14.13: Sooner, 2-4 years

Chair Malakhoff asks regarding low priority, could it be changed to Priority 1, 2, and 3 instead of "low." Mr. Pedicini will look into whether it can be changed, but it may be part of the state requirement.

Councilor Clark heard that Steve Robichaud suggested an annual meeting about the plan—coming together with water districts, BLT, stakeholders etc. Mr. Pedicini says they have a couple existing objectives in the plan about coordinating review and implementation.

Chair Malakhoff says on the unique features map, it might be nice to include scenic vistas. Mr. Pedicini says it might be a GIS layer issue, so it gets tricky. The group discusses whether it's viable to try and identify scenic vistas, because there are numerous issues. Chair Malakhoff says by the January meeting they can button it up.

Page 70 – Chair Malakhoff wants to give recognition to Lindsey Counsell: the Centerville Wildlife Conserve is named the Lindsey B. Counsell Wildlife Sanctuary.

Mr. Pedicini says the next step will be the Recreation Commission, Conservation Commission, and Planning Board for a vote of recommendation.

Chair Malakhoff shows an article (document entitled "CCTimes-Sandwich\_OakRidgeFuntrack") about a youth bike riding area that was created in Sandwich. He thinks they could do something similar at Hathaway's Pond. Chair Malakhoff will send the link to John Gleason.

The group discusses that one discussion item from public comment was the option of including requirements in development agreements that developers must include open space within the development. Chair Malakhoff says rooftop public space is another idea—they could have a policy or program of incentives for rooftops to be made public if suitable.

- Maintenance of trail blazing: Farley Lewis submitted a proposal to Brendan Williamson, the coordinator of the midcape AmeriCorps group. She hasn't heard back, but this is the month they accept proposals. She requested to have them review and update trail blazing in the pathways section of the trails. She asks the group, when they have time, to walk and see what needs to be done on the Red Trail or the loops that come off it. In terms of colors of blazing, Chair Malakhoff says at a prior meeting, it was suggested to use a white blaze for long distance instead of red. Sandwich has asked NEMBA to update trail blazing, so maybe white blazes could be used for the whole cape.

Chair Malakhoff and Councilor Clark met with some others about pathways routing updates. Councilor Clark is helping navigate the town's acceptance of the realignments based on new information and new routes. Hopefully it can come together at the same time to have AmeriCorps help update blazing. Doug Payson says where it goes on roads, it would be good to have some type of wayfinding.

#### Old Business

- Potential property acquisitions: None
- Update on outstanding Conservation Restrictions: Farley Lewis says the Mill Pond CR application was scheduled for November 20. The CRs for Harju and Prince Ave have been completed for local signature and were passed by Town Council. A plan for the CR area for 230 Old Colony Road is being created and subsequent to a Planning Board approval, will be recorded at the Registry of Deeds. The closing for the Smith's Creek CR will be scheduled once the Land Court provides the documents. The Cotuit Highgrounds CR was granted to the town.
- Update: Pathways update including walking library, Trailhead Signs, and Geocaching: The Chairman will be pursuing the Walking Library in coming meetings.
- Report from Tracy Pratt regarding Santuit Preserve: None
- Report from Farley Lewis regarding Community Preservation Committee Open Space applications: Farley Lewis says Barnstable Land Trust's Woodland Bog CPA fund request was approved on November 6. An application was received from Planning for \$4,200 in Open Space Recreation funds for 30 hiking trail signs. Councilor Clark says the first read for Town Council is on Thursday, with a vote on January 8. This Committee could send a letter in support. Doug Payson moves that the Committee send a letter of support for the trail signage. Liz Lewis seconds.

#### Vote:

**Aye: Lev Malakhoff, Doug Payson, Anne Rowland, Cate Gulliver, Dave Gorrill, Farley Lewis, Liz Lewis**

**Nay: None**

- Report from Town Council Liaison Councilor Clark: Councilor Clark says at the last Town Council meeting, she and Craig Tamash were reelected as Vice President and President, respectively, and liaison assignments will be assigned soon. There are four new councilors.

#### **MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR**

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

Farley Lewis moves to adjourn. Dave Gorrill seconds.

#### Vote:

**Aye: Lev Malakhoff, Doug Payson, Anne Rowland, Cate Gulliver, Dave Gorrill, Farley Lewis, Liz Lewis**

**Nay: None**

#### **DOCUMENTS USED AT THIS MEETING**

- October 20, 2025 and October 27, 2025 minutes
- Document entitled "OSRP Edits Part II"
- Document entitled "Action Plan Responsible Parties Markup"
- Document entitled "CCTimes-Sandwich\_OakRidgeFuntrack"

Respectfully submitted,  
Genna Ziino, Administrative Assistant

Further detail may be obtained by viewing the video via Barnstable Government Access Channel on demand at [www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)